

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony indicated that the subject property, known as 4035 Old North Point Road, consists of 8 acres more or less, zoned M.L.-I.M. Said property was granted a special exception in regard to the development as a truck terminal, pursuant to Bill 18-76, in Case No. 80-9-X on February 6, 1980 and January 29, 1981. Testimony indicated the Petitioners purchased the property approximately six years ago at which time the use of the property changed from principally the stacking of containers to the loading and unloading of equipment from over-the-road tractor trailers for storage and preparation for shipping overseas and/or locally through the Port of Baltimore. Mr. Wertz testified that in addition to the stacking of containers, farm tractors, construction equipment, and various other

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were denied. It is clear from the testimony that if an amendment to the originally approved site plan is granted, such use as proposed would not be contrary to the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

4) Petitioner shall comply with the restrictions and conditions set forth in the Order issued by the Zoning

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:b

ORDER RECEIVED FOR FILING
Date 4/14/89
By Betty J. G. [Signature]

cc: People's Counsel

The herein above described 5.000 acre parcel being a part of that 8 acre tract of land having been granted a special exception for a truck terminal in Case No. 66-96-X.

NAI

ADDRESS

John J. Stamm
1 Pol. Sci.
Robert Wertz

G. W. Stephens Jr & Assoc
303 Allagham Ave Dawson 21204
Daily Express Inc.
P.O. Box 39 Carlisle Pa 17013

ORDER RECEIVED FOR FILING

Date 4/4/89
by Britte Schubert

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of Jan 1989 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of March 1989 at 9:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

160-10

Lower

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 9, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 9, 1989.

THE JEFFERSONIAN

Publisher

PO 10471
M27067
ca 89-392-SPH
price \$41.37

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 14, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive week, the first publication appearing on March 9, 1989.

THE JEFFERSONIAN

S. Zebe Orlean
Publisher

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

March 9, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. - Case 89-392-SPH - P.O. #10470 - Reg. #M27068 - 92 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 10th day of March 1989; that is to say, the same was inserted in the issues of March 9, 1989

Kimbel Publication, Inc.

per Publisher.

By K.E. Diller

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Special Hearing
Petitioner: Daily Express, Inc.
Location of property: SW 1/4 of N. 1st St. & S. 1st St. (between N. 1st St. & N. 2nd St.)
Location of Sign: Daily Express, Inc. 1076 Harrisburg Pike, Towson, Md.
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner
Daily Express, Inc.
1076 Harrisburg Pike
P.O. Box 39
Carlisle, Pennsylvania 17013

Re: Petition for Special Hearing
CASE NO. 89-392-SPH
SW 1/4 of N. 1st St. and S. 1st St. (between N. 1st St. & N. 2nd St.)
4035 Old North Point Road
15th Election District - 7th Councilmanic
Petitioner(s): Daily Express, Inc.
HEARING SCHEDULED: THURSDAY, MARCH 30, 1989 at 9:30 a.m.

Commissioner

Please be advised that \$102.37 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3-30-89 ACCOUNT: 901-015-000

AMOUNT: \$ 102.37

RECEIVED: Daily Express, Inc.
(Cash on Hand)
FOR: Posting & Advertising (89-392-SPH)

D 8 015*****10237: a 2304F

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1989

J. Carroll Holzer, Esquire
Holzer, Maher & Demilio
305 W. Chesapeake Avenue
Towson, MD 21204

Re: Item No. 284, Case No. 89-392-SPH
Petitioner: Daily Express, Inc.
Petition for Special Hearing

Dear Mr. Holzer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JILLIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Daily Express, Inc.
1076 Harrisburg Pike
P.O. Box 39
Carlisle, PA 17013

RONALD L. MAHER
J. CARROLL HOLZER
CAROL S. DEMILIO

LAW OFFICES
HOLZER, MAHER, & DEMILIO
305 W. CHESAPEAKE AVENUE
SUITE 100
TOWSON, MARYLAND 21204
(301) 832-0460

WASHINGTON, D.C. OFFICE
335 SHORHAM BUILDING
200 15TH STREET, N.W.
WASHINGTON, D.C. 20005
PLEASE REPLY TO:

January 18, 1989
#6378

Mr. Mitch Kellman
Baltimore County
Zoning Office
County Office Building
Towson, Maryland 21204

RE: Daily Express Building Permit

Dear Mr. Kellman:

This letter is to acknowledge the understanding of Daily Express and myself that Baltimore County is issuing a conditional building permit which is subject to the approval or denial of the Zoning Commissioner in regard to the Petition for Special Hearing which has been filed in this regard.

It is our understanding that in the event of a denial of the request pursuant to the Petition for Special Hearing, that Daily Express will be required to restore the property to its original condition.

I trust this letter will be acceptable for purposes of your zoning file and I wish to thank you for your assistance in this regard.

Very truly yours,

Carroll Holzer

JCH:mlg

cc: Bob Wertz

Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 27, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Daily Express, Inc.
Zoning Meeting of 1-24-89
S/W North Point Road
(MD 20) at S/W Corner
of Beachwood Road
(Item #284)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amendment to the approved plans for an existing truck terminal (Case No. 80-9-X) to include an accessory structure for servicing equipment and commodities hauled under contract, we find the plan must be revised to show a future 60' right of way, 30' measured from the centerline of North Point Road.

If you have any questions, please contact Larry Brocato of this office at 333-1350.

Very truly yours,

Charles J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: G.W. Stephens & Assoc., Inc.
Mr. J. Cyle

RECEIVED
JAN 31 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

March 1, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 264, 277, 278, 280, 281, 282, 283, 284, 286, 287, 288, 292, 293, 294, 295 & 296.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc. II

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of January, 1989

Petitioner: Daily Express, Inc.
Petitioner's Attorney: J. Carroll Holzer

Received by: James E. Dyer
ZONING COMMISSIONER
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

2/14/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 284, Zoning Advisory Committee Meeting of January 24, 1989

Property Owner: Daily Express, Inc. District: 15

Location: SW side of Old North Point Road Sewage Disposal: Metro

Water Supply: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval of equipment to be used for the food service operation, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6300 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been must be conducted.
- () The results are valid until () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the probability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3990.
- () To advertise this property, the owner or developer will be required to comply with the subdivision

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

TO: / / Sediment Control
/ / Public Services
/ X/ Zoning Commissioner

Date: February 14, 1989

Project Name: Daily Express

Type of Plan: Zoning Request - item #284

Plan/Revision Date: 12/4/88

The above-referenced plan has been reviewed by the Environmental Impact Review Section of the Bureau of Water Quality and Resource Management and the following recommendations are made:

Approved
X Disapproved

Plan must show stream, buffers, wetlands and notes in area
lacking top in Northern corner, as on grading plan approved
10/4/88

State and Federal review will be required. This will result in either issuance (or denial) of a Corps of Engineers 404 Permit and a State Water Quality Certificate; or a letter of no jurisdiction.

Reviewer: Louise I. Hanson Phone: 494-3980

DISPOSITION: Not approved

Name/Date: LIH 2/10/89

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

February 7, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204



Re: Property Owner: Daily Express, Inc.

S/W side of Old North Point Road and S/W

Location: corner of Beachwood Road and Old North Point
Road

Item No.: 284

Zoning Agenda: Meeting of January 24, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrants at 300' Intervals.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 284
Planning Group
Special Inspection Division

NOTED &
APPROVED:

John F. O'Neill
Fire Prevention Bureau

/jl

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner

Date: March 29, 1989

Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

Daily Express, Inc.
SUBJECT: Zoning Petition No. 89-392-SPH

The Office of Planning and Zoning has no objection to the above petition. If approved, however, a landscape plan shall be reviewed and approved by the County Landscape Planner.

PK/sf

RECEIVED
MAR 29 1989

ZONING OFFICE

IN ACCORDANCE WITH RECOMMENDATIONS BY THE DIRECTOR OF
ZARCO'S LOSSING FOR THE EXISTING SITE, THE TRUCK ROUTE
FOR AN INCOMING AND OUTGOING TRUCKS SHALL BE BATTLE
GROVE ROAD AND/OR EAST BATTLE GROVE AVE. TO NORTH
P. 4. W2 AS INDICATED BY ARROWS (→) ON LOCATION MAP

OLD NORTH POINT

APPROXIMATE LOCATION OF WETLAND EXACT SIZE & LOCATION TO BE DETERMINED PRIOR TO ANY GRADING IN THIS AREA

DAILY EXPOSED EXISTING 200'x150' M.L.M. EX USE - VACANT

100 YR FLOOD PLAIN LINE & APPROX. LIMIT OF WETLAND

USE GABION IN-STREAM SERVICE TO CONTROL SEDIMENT FROM PIPE CONSTRUCTION AND ASSOCIATED GRADING

LIMIT OF 100 YR FLOOD PLAIN RESERVATION

LIMIT OF DISTURBANCE

200 Ac = PARCEL

PROPOSED SITE

PROPOSED CRUSHED STONE PAVING

ENCROACHMENT WITHIN 50' STREAM BUFFER ALLOWED FOR R.O.W. EASEMENT, DEPARTMENT

DRAINAGE AREA

LIMIT OF DISTURBANCE

300 Ac = PARCEL

EXIST. STORAGE AREA MAX HT. 20'

EX. TRUCK PARKING

PERMITTED ADDITION SPEC EX 80-9-X

PROP. TRAFFIC FLOW

EXIST. STORAGE AREA, MAX HT. 20' (PAVED AREA)

EX. SWM FACILITY

EX. 70'x40' DROP SERVICE BLEED

EXISTING DRAINAGE CANAL

PROP. 25' DRAINAGE UTILITY EASEMENT

LIMIT OF DISTURBANCE

EX. 70'x40' B.C.M.P.A. GA 10 TYPE G-1

MELVIN J. MUSSULMAN SLO. 800 EX. 20'x20' EX. 55' - VACANT

WILLIAM J. ROSS SLO. 800 EX. 20'x20' EX. 55' - VACANT

EMERALD MANAGEMENT CORP SLO. 800 EX. 20'x20' EX. 55' - VACANT

PLAN SCALE 1" = 50'

PETITIONER'S
SHIP 1

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL HEARING TO AMEND
APPROVED PLANS FOR EXISTING TRUCK
TERMINAL (*) TO INCLUDE ACCESSORY
STRUCTURE FOR SERVICING EQUIPMENT
AND COMMODITIES HAULED UNDER
CONTRACT.

* CASE NO. 80-9-X

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

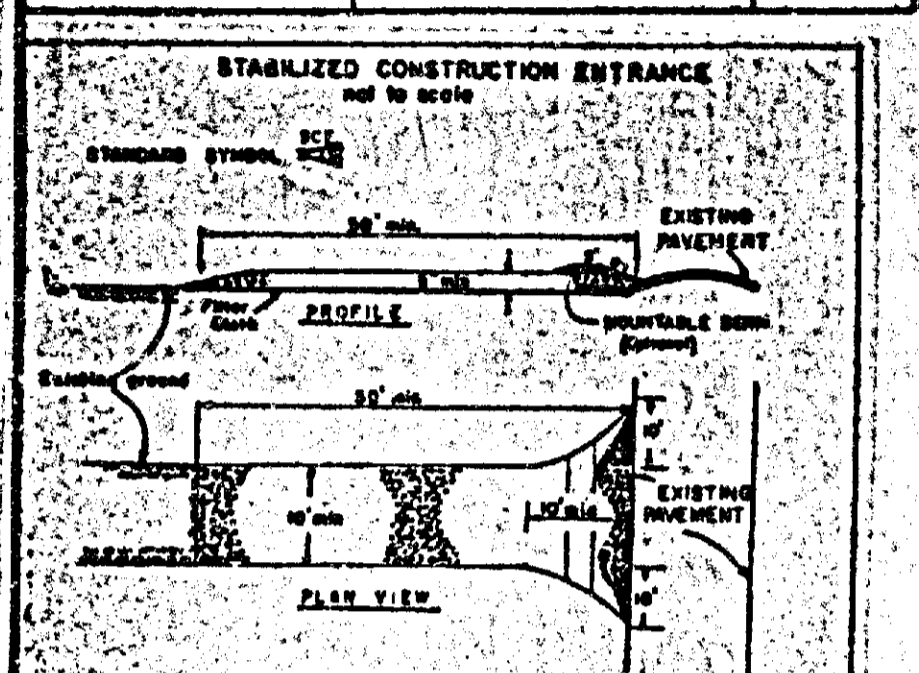
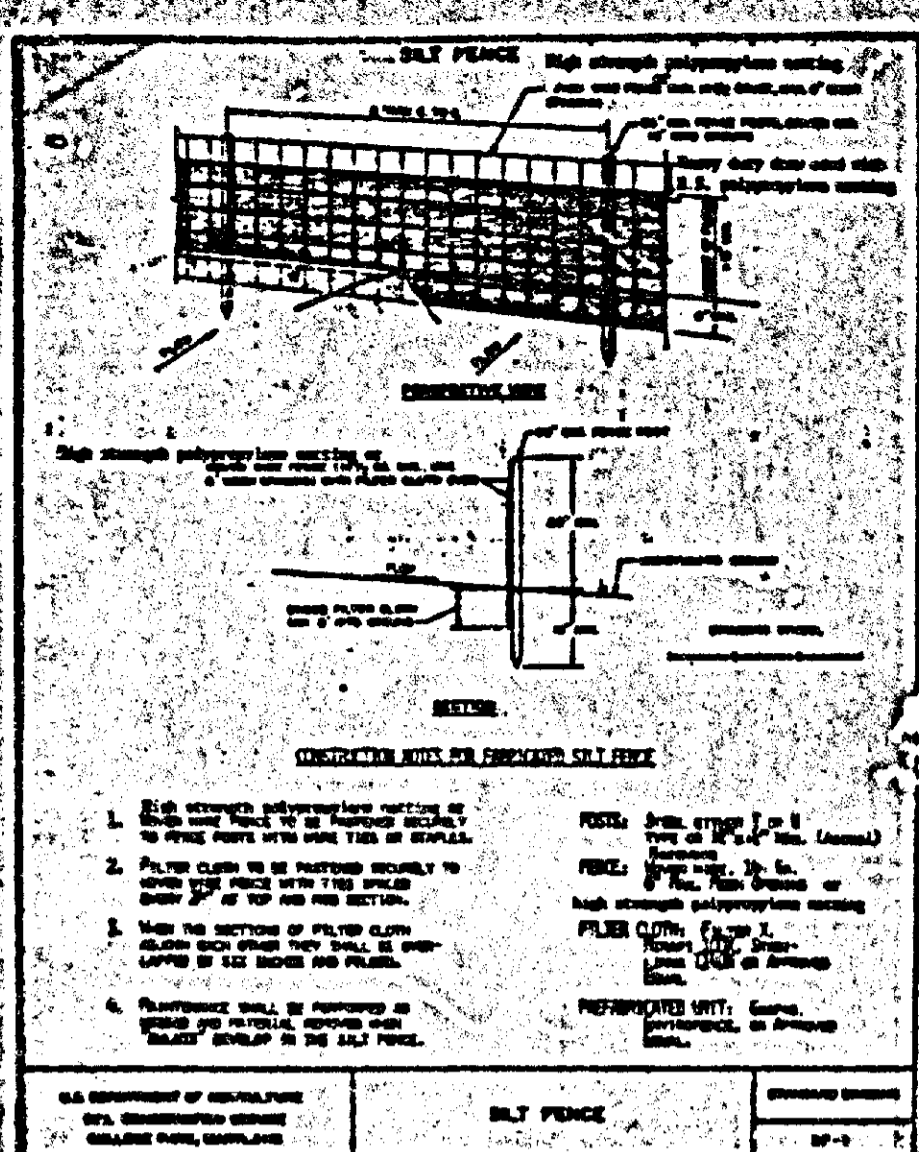
1076 HARRISBURG PIKE P.O. BOX 39
CARLISLE, PENNSYLVANIA
17013

DESIGNED: J.J.S.
DRAWN: C.W.G. III
CHECKED: J.J.S.
REVISIONS:
A 3/2/89 Add Fut. G's R/W,
Stream Buffer, Wetland
& Notes & Fine Hydrant

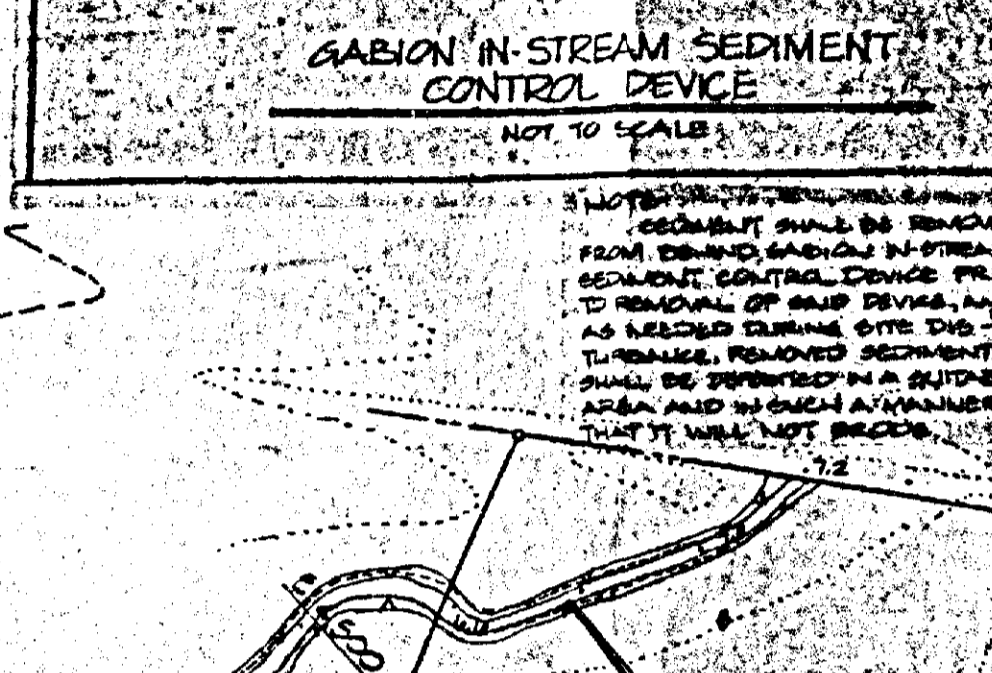
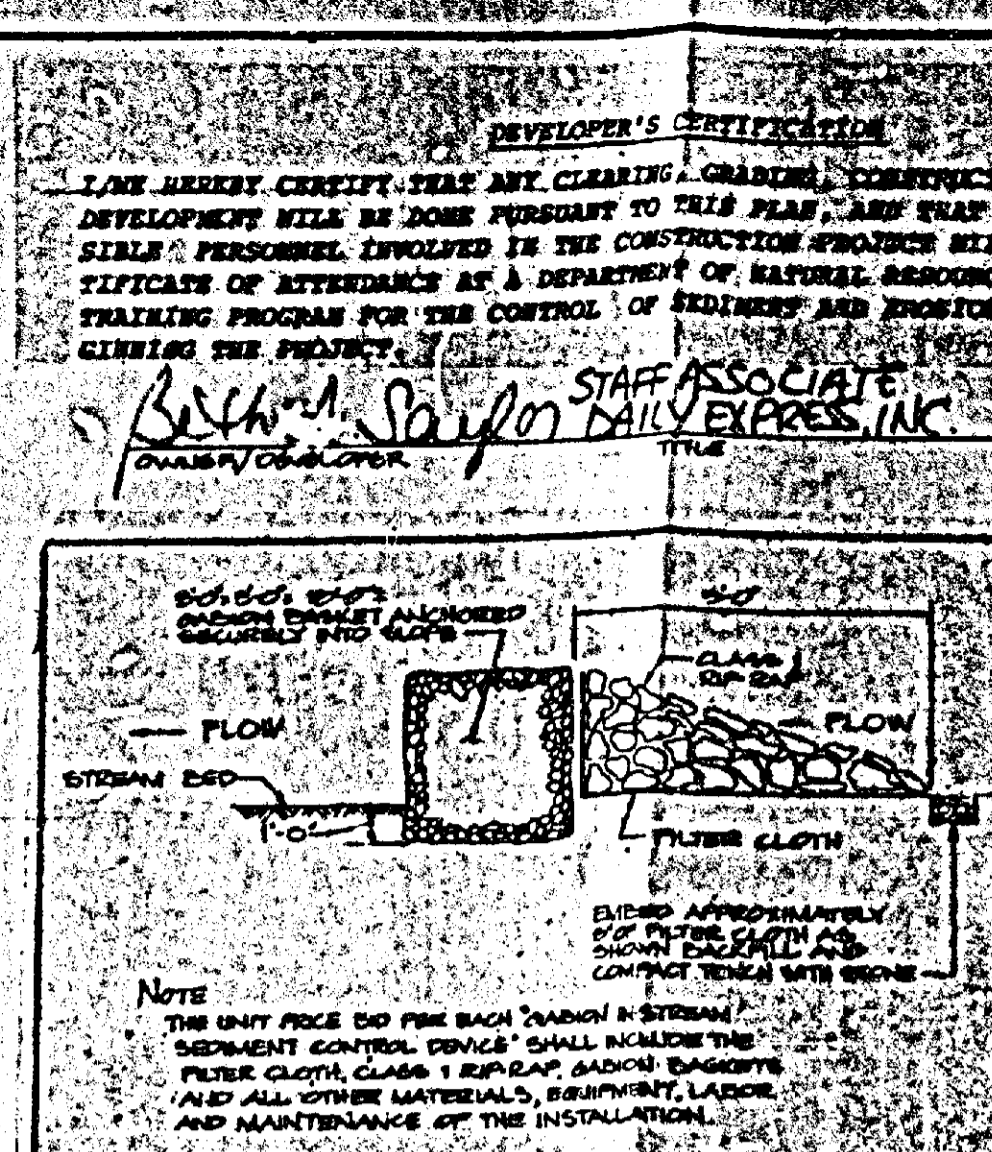
DAILY EXPRESS, INC.
4035 OLD NORTH POINT ROAD

BALTIMORE COUNTY, MD
SCALE: 1" = 50'

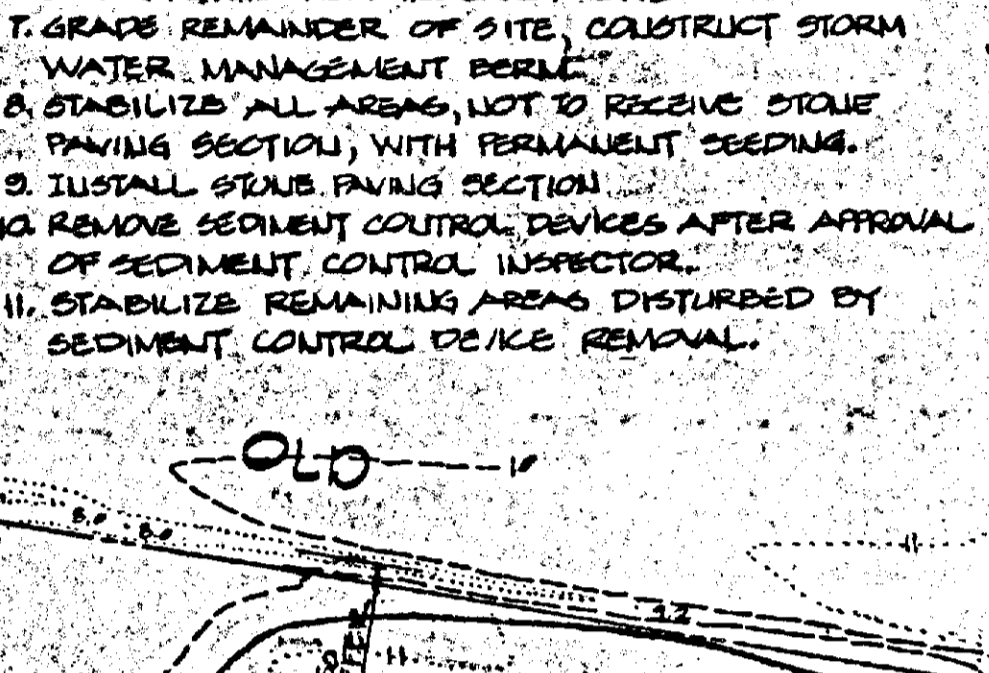
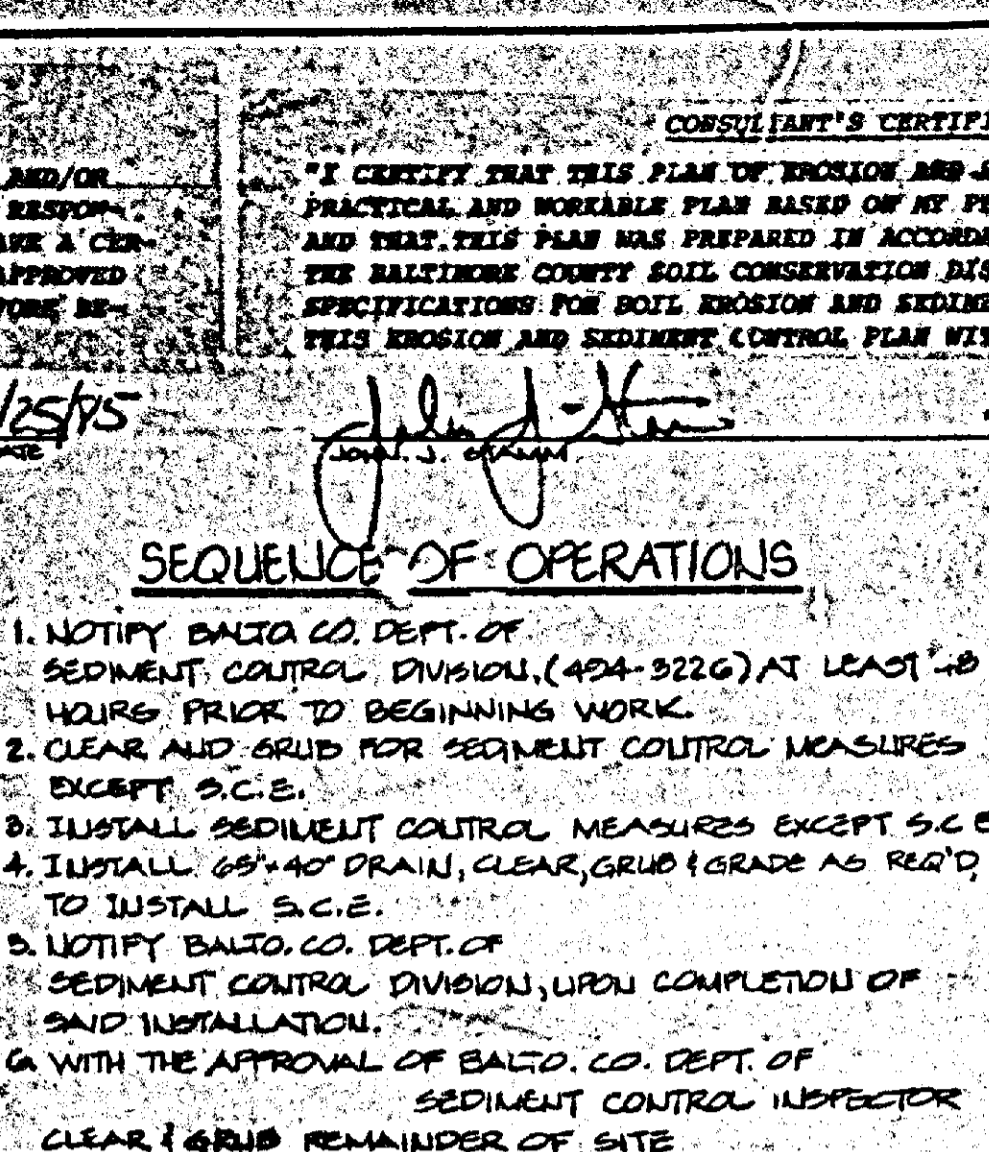
ELECTION DISTRICT NO. 19
NOVEMBER 4, 1988



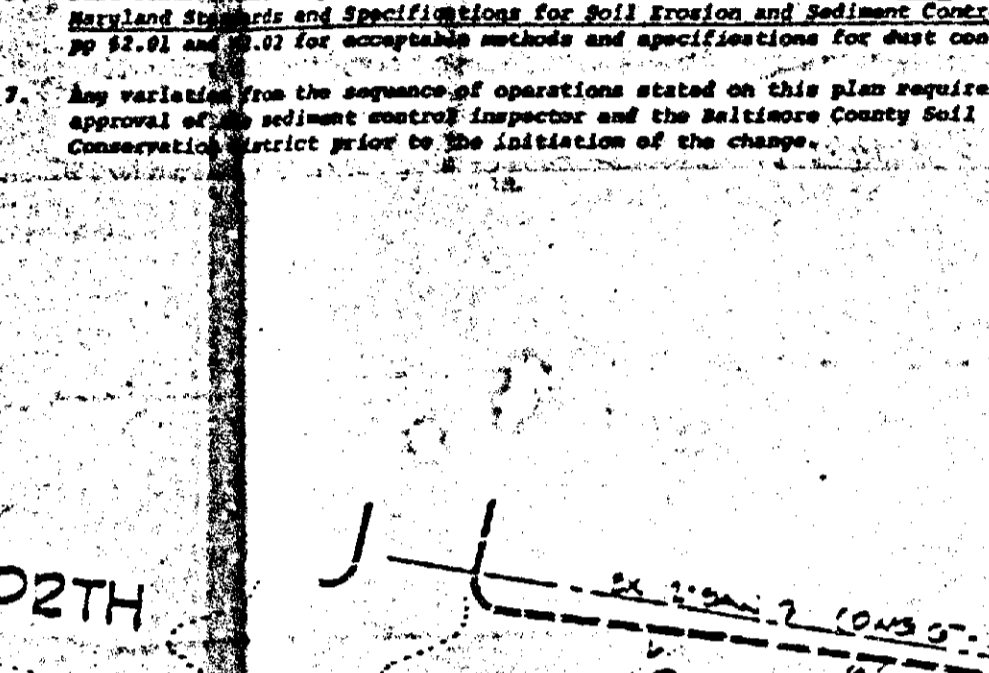
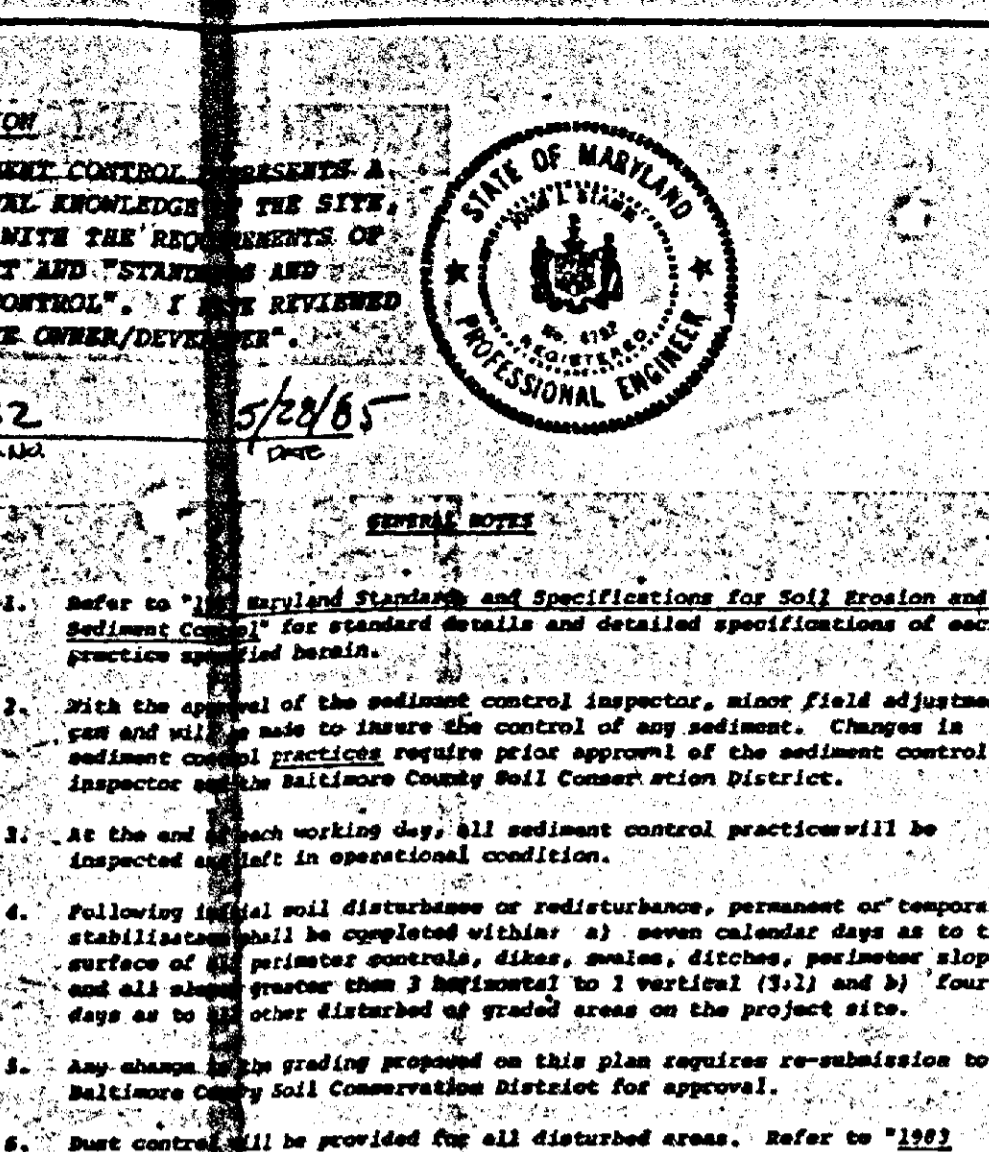
1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



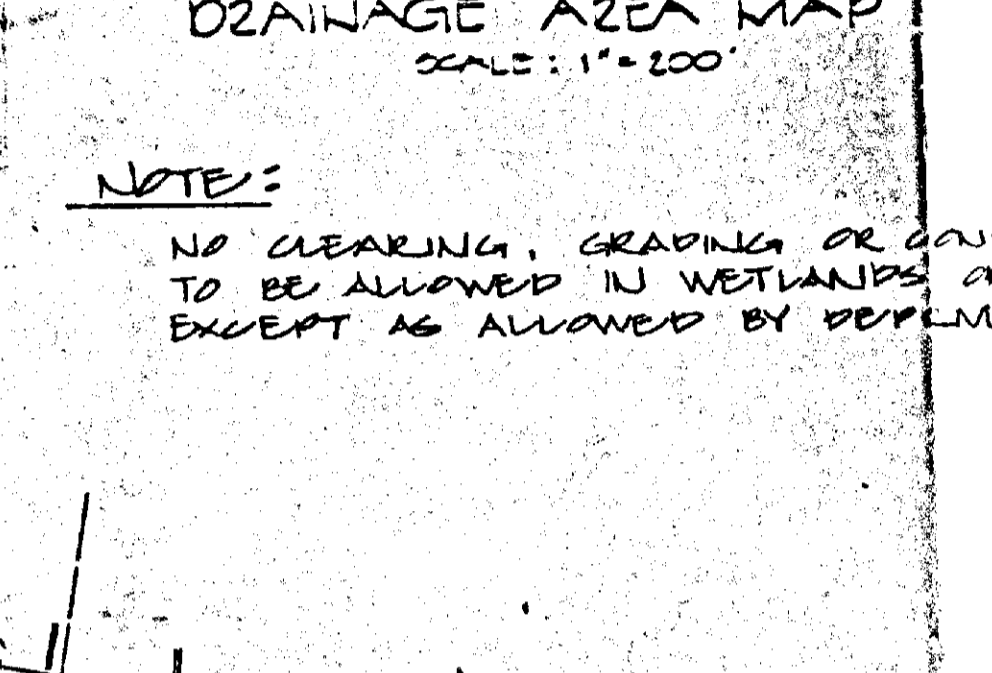
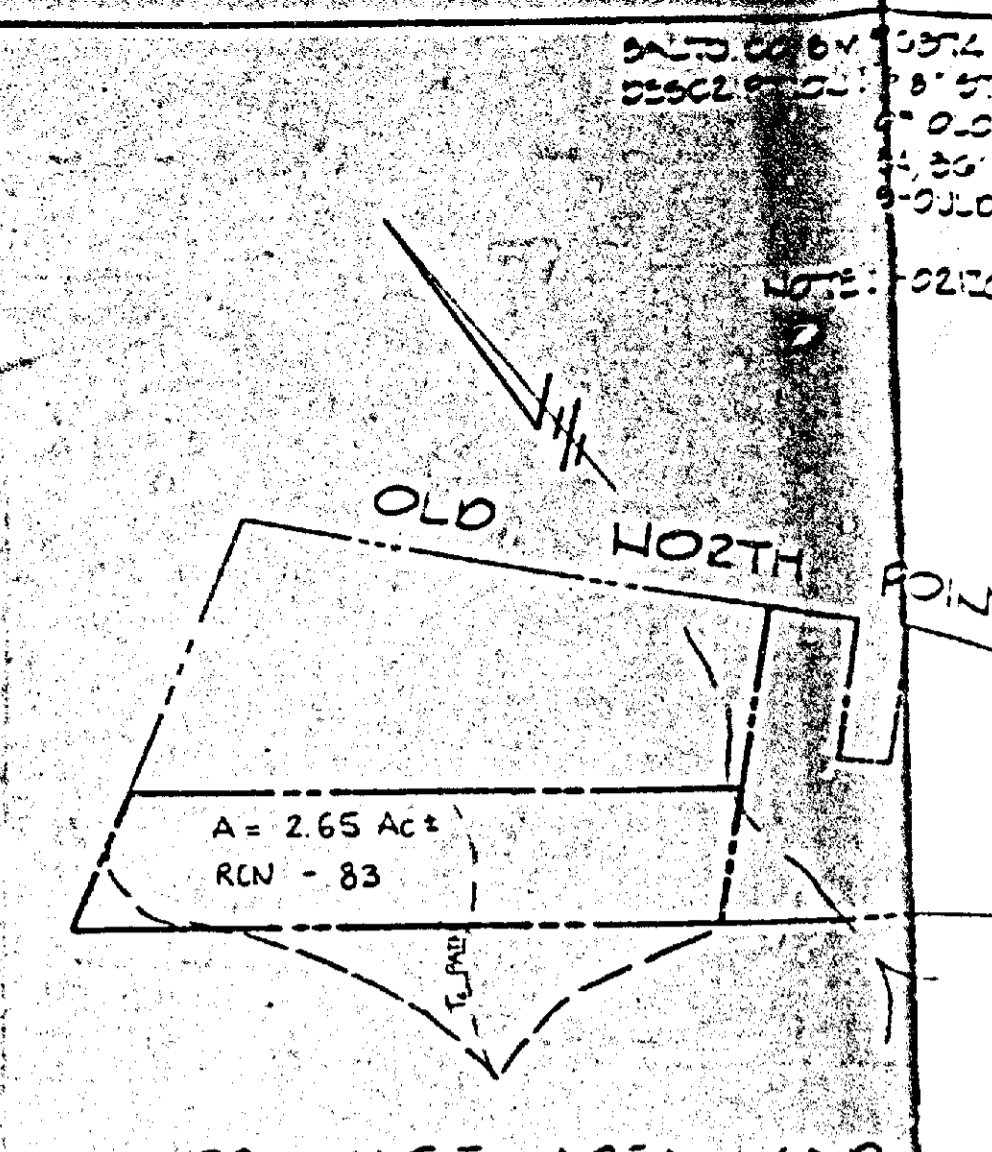
1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



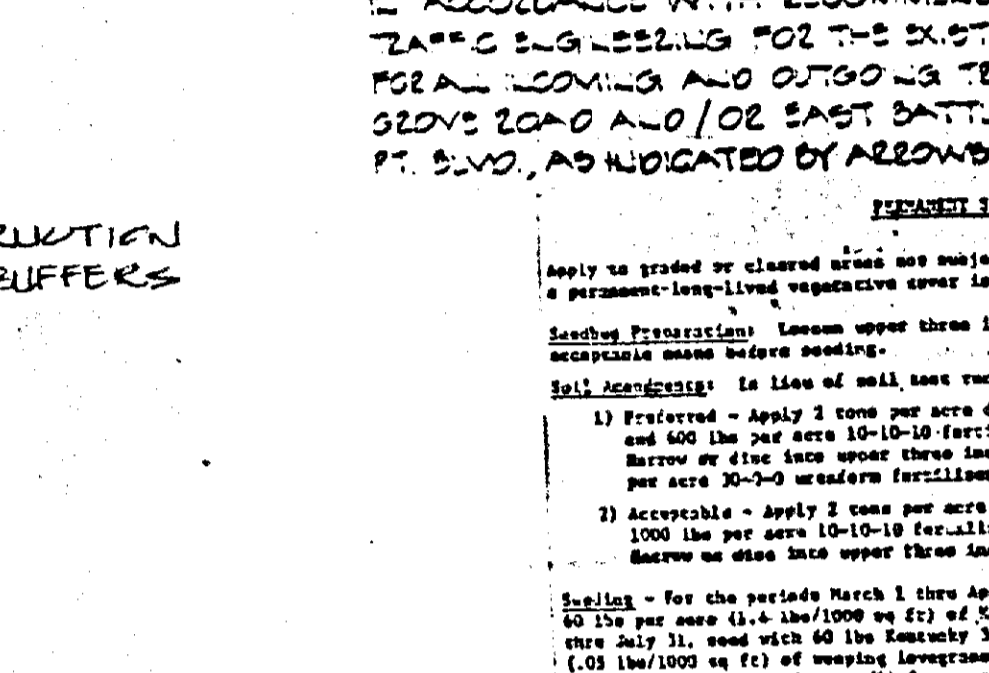
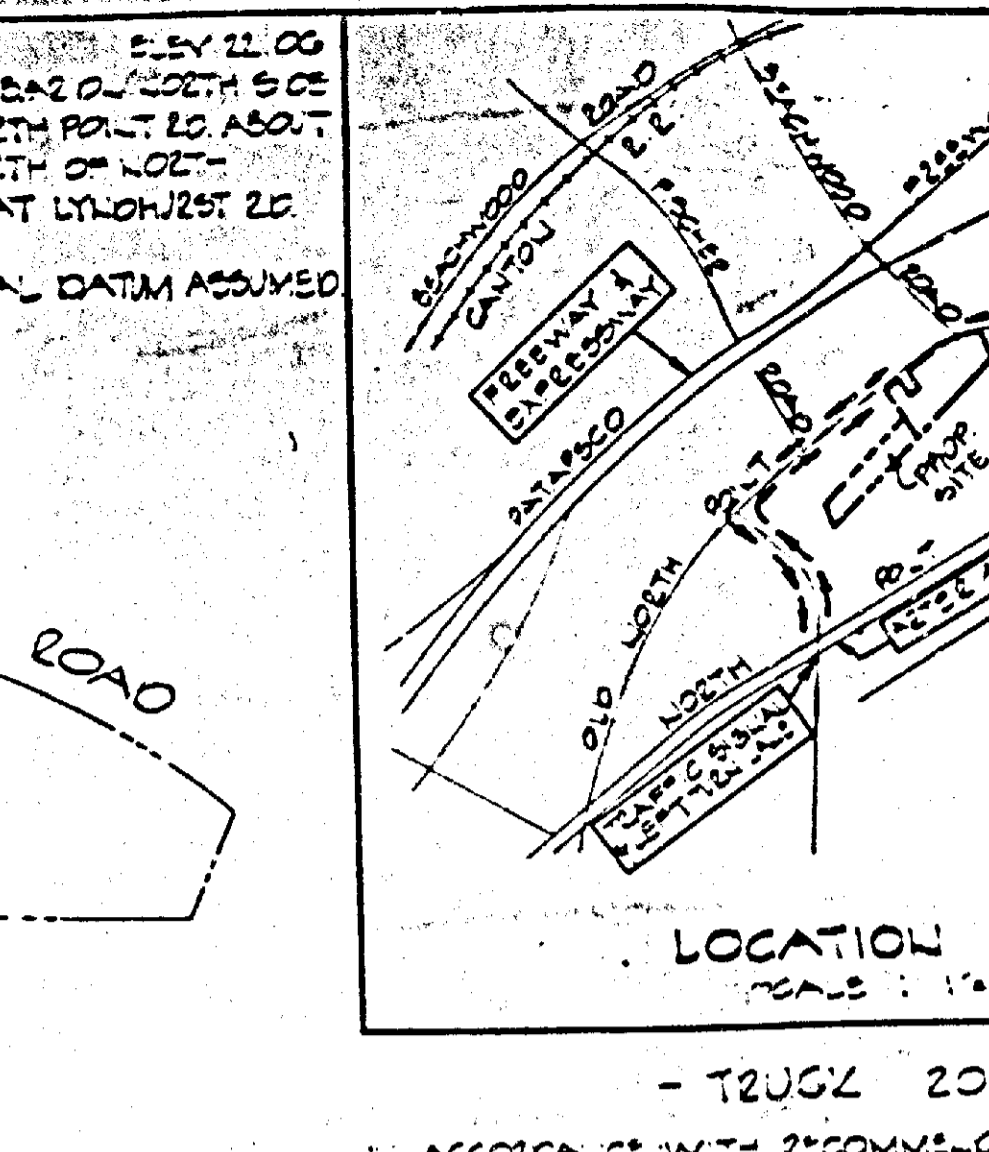
1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



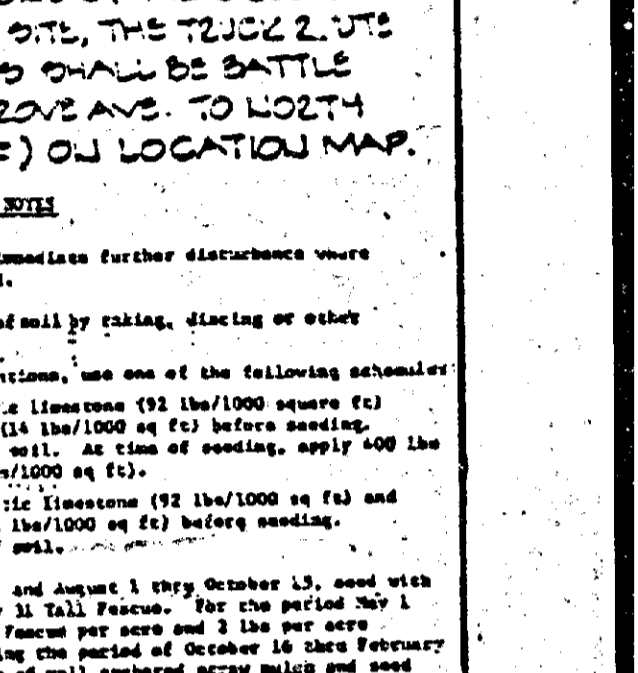
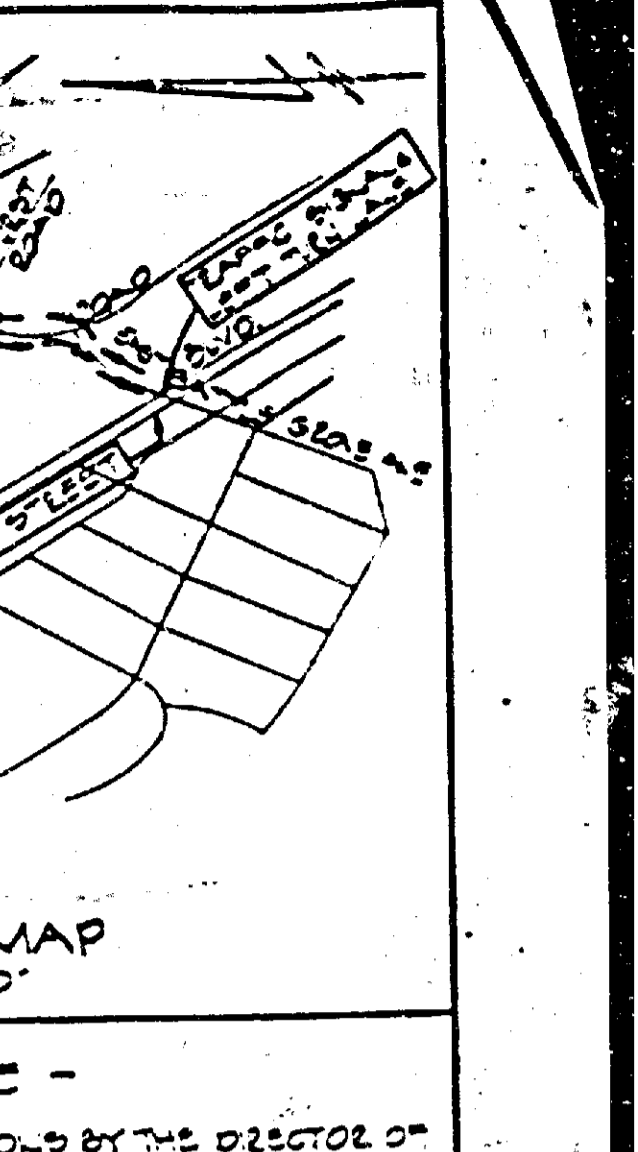
1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.



1. This plan shall be used to construct the sediment control device as shown on the plan view and profile view. The device shall be constructed of concrete or masonry and shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view. The device shall be installed in the stream bed as shown on the plan view.

OWNERS: XL COMPANY, INC.
8211 FISHER ROAD
DUNDALK, MD 21222

CONTRACT PURCHASER: DAILY EXPRESS, INC.
1076 ARRIERSBURG PIKE
PO BOX 39
CARLETON, PA 17103

ENGINEER: GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MD 21204

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

2.00 AC. ± PARCEL

Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL 7/15/85
DATE: 7/15/85
DISTRICT OFFICIAL: 259-4504-85
PLAN NO.:
Technical Review for the District by: Anthony M. Webb
USDA SOIL CONSERVATION SERVICE
If permit application has not been filed within one year of this approval, this plan shall be re-submitted to the District.

1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

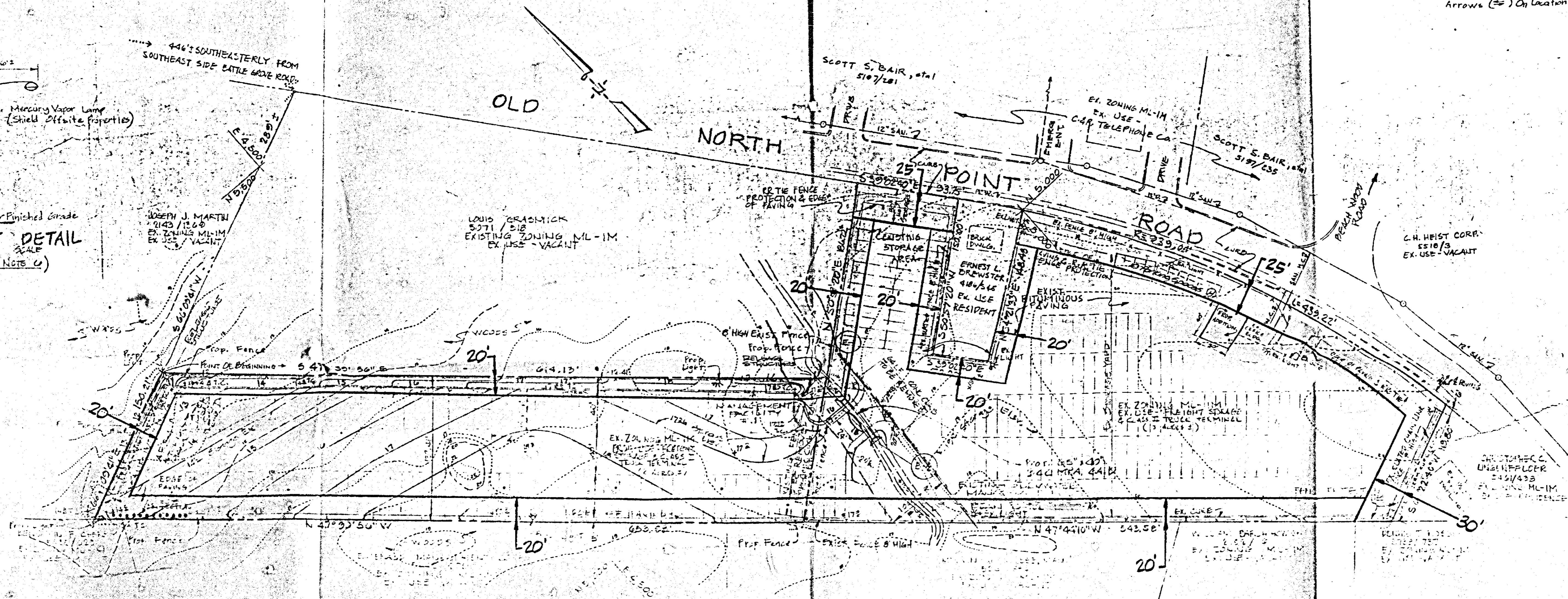
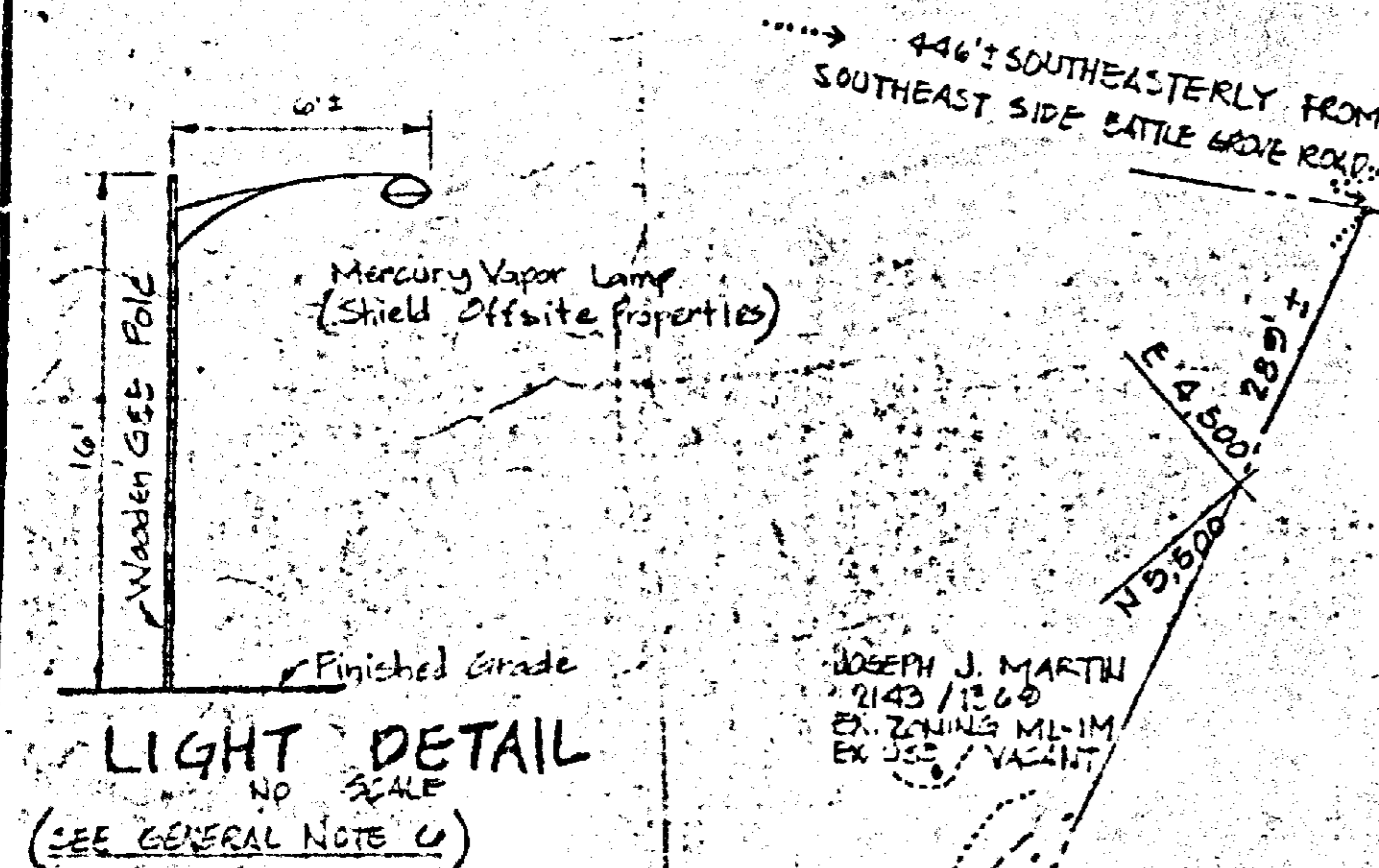
1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

1. Area of Parcel 2.00± AC.
2. Existing Zoning ML-1H.
3. Existing Use - Vacant.
4. Proposed Use - Storage of Freight in Transit.
5. Number of Employees - No additional employees.
6. No Lighting Proposed.
7. Screening - None Required.
8. Fencing shall be chain link security fence, minimum height 8' placed 1'-0" from property line.
9. Existing Ground Elevation shown thus: ... 22.
10. Proposed Grade Elevations Shown Thus: ... 22.
11. Fence protection shall be R.R. cross ties, well anchored or better materials.
12. Sanitary facilities for both men and women exist in Existing Office Building.
13. No Used Auto Parts or Junked Vehicles to be Stored on Site.
14. Outline Survey Provided by Owner -
Surveyor - Edwin J. Kirby, Jr. L.S. No. 5481.
15. Hours of operation - 8:00 A.M. to 8:00 P.M. Monday through Friday.
16. Paving Section shall be 6" thick 2" stone and 4" thick 1/2" diameter stone.

- GENERAL NOTES:
1. AREA OF TRACT PREVIOUSLY ZONED SPECIAL EXCEPTION - 6000 AC ±, 3 ACRES OF WHICH PRESENTLY USED AS CLASS II TRUCK TERMINAL REFER TO CASE NO. 64-26-X ALSO SEE APPROVED SITE PLAN DATED 10-27-1970 (AVAILABLE IN ZONING OFFICE)
 2. AREA OF ADDITION TO TRACT - 2,000 AC ±, EXIST. USE - VACANT
 3. TOTAL AREA OF TRACT - 8,000 AC ± (5 ACRES NON-USED - 2 ACRES ADDITIONAL)
 4. PROPOSED USE OF 2 AC. ADDITION - FREIGHT STORAGE & CLASS II TRUCK TERMINAL
 5. NUMBER OF EMPLOYEES - 10 (MAX) NO INCREASE ANTICIPATED FOR PROPOSED EXPANSION
 6. LIGHTING SHALL BE SO ERRECTED TO REFLECT RAYS AWAY FROM RESIDENTIAL LOTS. LIGHTS TO BE MERC. VAPOR TYPE WITH MAX. 16' HGT.
 7. FENCING SHALL BE CHAIN LINK SECURITY FENCE MIN. HEIGHT 6 FT. AS SHOWN AND SHALL BE LOCATED 10' FROM EX. ALONG ADJACENT PROPERTIES
 8. EXISTING GRADERS SHOWN THUS
 9. PROPOSED GRADERS SHOWN THUS
 10. FENCE PROTECTION SHALL BE LATERAL TELEPHONE POLES, WELL ANCHORED, OR GUARD POSTS 6' OF
 11. SANITARY FACILITIES AT 3 PROVIDED FOR BOTH MEN & WOMEN IN EXIST. OFFICE BLDG.
 12. PROPOSED ADDITION TO OFFICE BLDG. AS SHOWN HEREON
 13. NO CITY AUTOMOBILES OR OTHER VEHICLES TO BE STORED ON SITE
 14. PICK UP AND DELIVERY OF CONTAINERS, TRAILERS AND TRUCKS SHALL BE THE SUBJECT MATTER BETWEEN 6:00 AM AND 5:00 PM
 15. PAVING SHALL BE CONTINUOUS, PROPERLY DRAINED. PAVING SECT. TO BE DETERMINED BY CIVIL ENGINEER TO COMPLY WITH TRUCKING TERMINAL BUL.
 16. NUMBER OF CHASSIS, CONTAINER, FLAT BED TRAILER AND VAN TRAILER SPACES ON PROPOSED 2 ACRES EXPANSION - 110 SPACES MAXIMUM HEIGHT - 20 FEET.
 17. PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL COMPLY WITH BALTIMORE COUNTY STANDARDS & SPECIFICATIONS.



CONTAINER STACKING PERMITTED,
MAX. HEIGHT - 17 FT.

NO CONTAINER STACKING PERMITTED,

ALL OTHER AREAS WITHIN THE SITE,
CONTAINER STACKING PERMITTED,
MAX. HEIGHT - 20 FT.

NOTE: EACH SPACE MAY BE CALCULATED ON THE BASIS OF 5' HGT. & 10' LENGTH. 10' x 20' FEET.

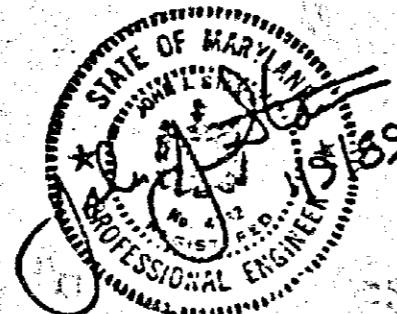
PARKING TABULATION

PASSENGER VEHICLES - BASED ON BLD 13-76
ESTIMATED NUMBER OF EMPLOYEES IN THE NUMERICALLY LARGEST SHIFT
1 SPACE PER 2 EMPLOYEES
TOTAL PARKING SHOWN HEREON

= 20
= 10 PARKING SPACES REQ'D
= 10 PARKING SPACES PROP'D

NOTE: The number of employees will not be increased with the addition of the proposed Service Building, therefore parking requirements will not change

GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

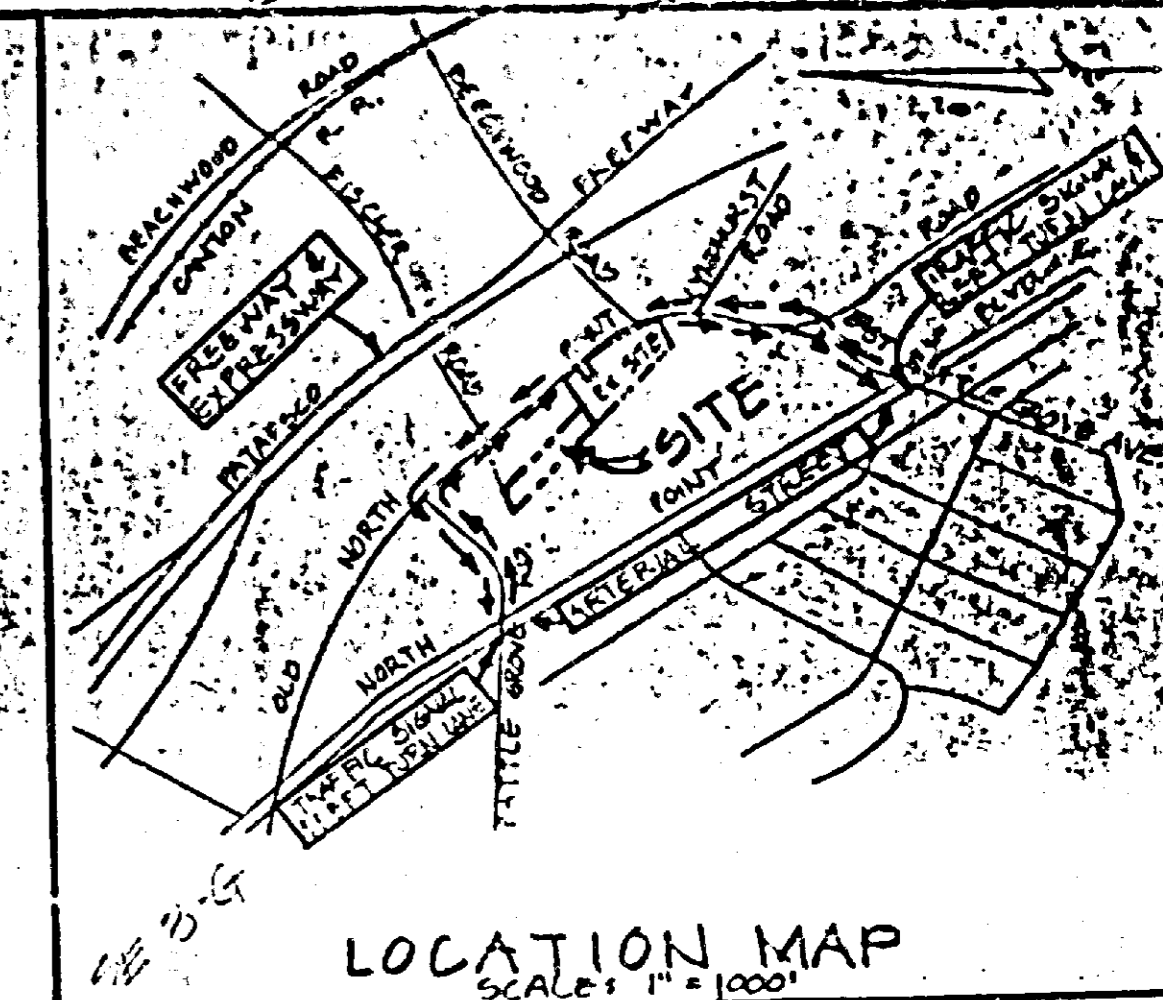


REVISED: 6-11-72 BY E.W.E.
ADDED NEW SYM. LOCATIONS, NOTE
#14 EXIST. SWM LOCATION

XTRA CORPORATION PROPERTY

4035 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

ELECTION DISTRICT #15
DATE: FEBRUARY 9, 1979
REV. JAN. 9, 1989
REV. OCT. 15, 1980



TRUCK ROUTE
In Accordance With Recommendations By The Director Of Traffic Engineering For The Existing Site The Truck Route For All Incoming And Outgoing Trucks Shall Be Battle Ground Road And For East Battle Ground Avenue To North Point Blvd. As Indicated By Arrows (==) On Location Map.

PETITIONER
EXHIBIT 3

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION TO AMEND APPROVED PLANS FOR EXISTING TRUCK TERMINAL TO INCLUDE EXPANSION OF SITE AREA AND ADDITION TO EXIST. OFFICE BUILDING